



**A Publication of the County of Fairfax, Virginia  
Department of Planning & Zoning**

For additional information about this amendment, call 703-324-1380  
To request this information in an alternate format, call 703-324-1334, TTY 711



## **STAFF REPORT 2005-2006 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** Mount Vernon/ Lee

**APR ITEM(S):** 05-CW-1ED

---

**NOMINATOR(S):** Jayjeev Hada, Dept. of Planning & Zoning, Fairfax County Government

**ACREAGE:** N/A

**TAX MAP I.D. NUMBERS:** N/A

**GENERAL LOCATION:** Mount Vernon Planning District and the Richmond Highway Corridor area

**PLANNING AREA(S):** IV  
**District(s):** Mt. Vernon  
**Sector:** Groveton (MV5), Mount Vernon (MV7), Woodlawn (MV8)  
**Special Area(s):** Hybla Valley/Gum Springs CBC, Beacon/Groveton CBC

**ADOPTED PLAN MAP:** N/A

**ADOPTED PLAN TEXT:** N/A

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

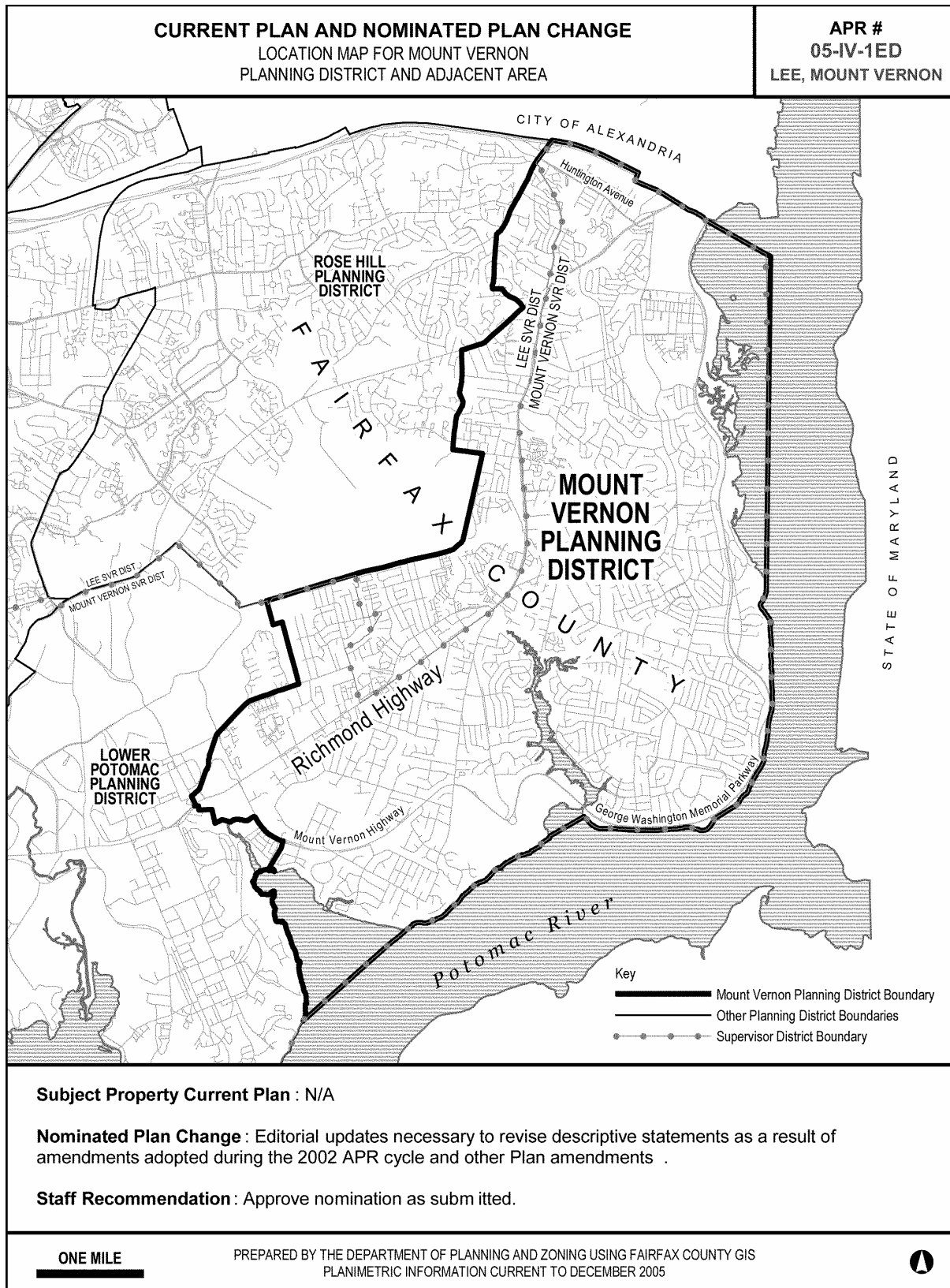
**NOMINATED PLAN AMENDMENT:** Editorial updates necessary to revise descriptive statements as a result of amendments adopted during the 2002 APR cycle and other Plan amendments.

**CRITICAL ISSUES:** None

---

**SUMMARY OF STAFF RECOMMENDATION:**

☒ Approve Nomination as submitted  
☐ Approve Staff Alternative  
☐ Retain Adopted Plan



---

**General Editorial Corrections #1 to #5**

The Richmond Highway Corridor section of the Comprehensive Plan was the subject of a special study in the year 1999. Several Plan Amendments and other amendments as a result of the 2002 Area Plan Review (APR) process have been adopted since then. A major change during the 2002 APR process was the addition of the South County Center Community Business Center (CBC). An overall editorial update is needed to revise descriptive statements in the Richmond Highway Corridor and the Mount Vernon Planning District sections of the Comprehensive Plan. This section of the proposed amendment would reflect the revision where necessary.

(Additions are shown underlined; deletions are shown with a ~~striketrough~~):

- (1) **MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, Overview, Page 3:

...“The Concept envisions ~~five~~ six Community Business Centers along the Richmond Highway Corridor: North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, South County Center and Woodlawn areas of Richmond Highway.”...

- (2) **MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area, Character, Page 20:

...“Several community and neighborhood shopping centers located along the corridor provide visual relief from the uncoordinated, strip-commercial appearance and form the basis for four of the six ~~five~~ Community Business Centers (CBC) along the corridor.”...

- (3) **MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area, Concept for Future Development, Page 21:

...“The Richmond Highway Corridor is envisioned to contain ~~five~~ six Community Business Centers which provide community-serving retail, residential, and mixed uses as well as serving as focal points in the corridor. From north to south, the Community Business Centers are: North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, South County Center, and Woodlawn.”...

- (4) **MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area, Planning Objectives for the Richmond Highway Corridor, Land Use, Page 21:

...“Plan for quality development, which may include office, retail, residential, mixed-use and institutional uses in ~~five~~ six Community Business Centers along

---

Richmond Highway: North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, South County Center, and Woodlawn.”...

- (5) MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, MV8-Woodlawn Community Planning Sector, Concept for Future Development, Page 157

...“The Concept for Future Development depicts the western portion of the South County Center Community Business Center and the Woodlawn Community Business Center located in this sector with the remainder of the sector recommended to develop as Suburban Neighborhoods.”...

### **General Editorial Correction #6**

This population figure mentioned in the Richmond Highway Corridor’s Comprehensive Plan was last revised during the 1999 Special Study. The population of Mt. Vernon Planning District has increased by approximately three percent since then. This amendment would reflect the current population figure.

- (6) MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, Overview, Page 1:

...“~~Between 1970 and 1995, the~~ The population of the Mount Vernon Planning District ~~increased from 76,774 in 1970 to 85,539 in 1995~~ was 85,539. an increase of about eleven percent. In 2004 it grew to 88,459. Residential growth will generally occur through the redevelopment of commercial uses to residential uses.”....

### **Site Specific Editorial Correction #7**

The Comprehensive Plan recommendation for Land Unit D of the Beacon/Groveton CBC was amended on December 2, 2004 to include an option for high-density residential use with office and support retail. This amendment would allow the introductory section of the Beacon/Groveton CBC to reflect the revised Plan recommendation.

- (7) MODIFY:** Fairfax County Comprehensive Plan, Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area, 2003 Edition, Amended through 4-25-2005, Beacon/Groveton Community Business Center, Page 34:

...“Beacon Mall is planned for office and retail uses with an option for a high intensity mixed-use redevelopment project for the entire mall site and the retail center located to the north of Beacon Mall. The Groveton Redevelopment site is planned for redevelopment to office space with an option for high density residential use with office and support retail.”...

---

**Site Specific Editorial Correction #8**

The Land Use Recommendation #1 for the Groveton Community Planning Sector (MV5) has specific text for parcels on the east side of the Richmond Highway Corridor. However, the General Locator Map for this recommendation also shows some areas on the west side of the Richmond Highway Corridor. The parcels to the west of this section of the Richmond Highway Corridor are a part of Land Unit D whose land use recommendation is different from the Land Use Recommendation 1 of MV5. This amendment would reconfigure the area for Land Use Recommendation 1 to exclude parcels that are a part of the Richmond Highway Corridor land units.

**(8) MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, MV5-Groveton Community Planning Sector, Figure 50, Land Use Recommendations, General Locator Map, Page 135:

Reconstruct the boundary for Recommendation#1 of MV5-Groveton Community Planning Sector so that parcels in the Richmond Highway Corridor are excluded.

**Site Specific Editorial Correction #9 and #10**

Parcels 101-4((1)) 20, 21, 22, 23, 24, 101-2((1)) 29, 29A, 29D have specific Plan text in the MV7 section of the Mount Vernon Planning District of the Comprehensive Plan and are planned for residential use at 2-3 du/ac. During the 1999 special study this area was incorporated into the Suburban Neighborhood Area (SNA) 5 between the Hybla Valley/Gum Springs CBC and the South County Center CBC and is recommended for detached single-family residential use. This use and density reflects recommendations found in the MV7 Community Planning Sector of the Comprehensive Plan. At the time of the 1999 special study amendment Plan text specific to these parcels in the MV7 Community Planning Sector should have been deleted but was erroneously overlooked. The proposed amendment would delete this redundancy and also better define the subject recommendation area. The nomination further proposes to add the specific intended density for the subject area in SNA 5 between the Hybla Valley/Gum Springs CBC and the South County Center CBC of the Richmond Highway Corridor.

**(9) MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, MV7-Mount Vernon Community Planning Sector, Land Use Recommendations #1, Page 150:

...“1. Residential development at 2-3 dwelling units per acre is planned for parcels ~~along both sides of Central Avenue, along Old Mount Vernon Road north of Riverside Elementary School and along the west side of Mount Vernon Highway between Parcel 101-4((1))18A and Parcel 101-2((1))29A. Only a short distance separates the properties from Richmond Highway~~ bounded by Mount Vee Manor subdivision, Reddick Avenue, George Washington Community Park, Riverside Elementary School, and

---

Old Mount Vernon Road. Consolidated access points and an interior street pattern which promotes clustering and buffers existing uses adjacent to the property should be provided.”...

**(10) MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Amended through 4-25-2005, Area IV, Mount Vernon Planning District, Richmond Highway Corridor Area, Suburban Neighborhood Area 5 between Hybla Valley/Gum Springs and South County Center Community Business Center, Page 51:

...“5. This area extends south from the intersection of Richmond Highway and Mount Vernon Highway, and includes all the parcels bounded by these two highways, up to and including Tax Map 101-4((1))16A, 16B and 20 which are planned for residential use at 5-8 dwelling units per acre. If substantial consolidation of these parcels is achieved, residential use at 8-12 dwelling units per acre may be appropriate to provide a transition to the adjacent single-family dwellings. Density should be tapered from Richmond Highway to Mount Vernon Highway and development along Mount Vernon Highway should be limited to single family detached houses at 2-3 dwelling units per acre. Access points should be consolidated. Effective screening and buffering should be employed to provide a visual barrier between the existing residences and planned units as well as along Mount Vernon Highway. Existing retail, commercial uses on Parcels 34, 34A and 35A are appropriate to be retained up to .30 FAR. Parcel 36 is appropriate for retail use up to .35 FAR.”...